THE CITY OF WINNIPEG

BY-LAW NO. 125/2003

A By-law of THE CITY OF WINNIPEG to establish the Fairfield Park Local Improvement District.

THE CITY OF WINNIPEG, in Council assembled, enacts as follows, namely:

Title:

1. This By-law shall be referred to as the "Fairfield Park Local Improvement District By-law".

Approval of the Proposal:

2. The Fairfield Park Local Improvement District Proposal attached to and forming part of this By-law is hereby approved thereby establishing the Fairfield Park Local Improvement District and authorizing the undertaking of the said local improvements at an estimated cost of Nine Million Three Hundred Thousand Dollars …… $9,300,000.00

AND that funding shall be identified in the 2004, 2005, 2006 and 2007 Annual Capital Estimates as outlined in the Fairfield Park Local Improvement District Proposal.

DONE AND PASSED IN COUNCIL this day of ,

A.D. 2003.

_____
MAYOR

_____
CITY CLERK

Certified as to form:

_____
for City Solicitor [LI.1/97(3) DMcMP]



FAIRFIELD PARK
LOCAL IMPROVEMENT DISTRICT
PROPOSAL

FAIRFIELD PARK LOCAL IMPROVEMENT DISTRICT PROPOSAL

Introduction

The Fairfield Park Local Improvement District Proposal outlined in this report is based on previous Committee and Council approvals, owner interviews, discussions with owners at public meetings, Consultant reports and directions from the Executive of the Fairfield Park Owners Group. The Local Improvement District (LID) covers the area as shown on FIGURE 1.

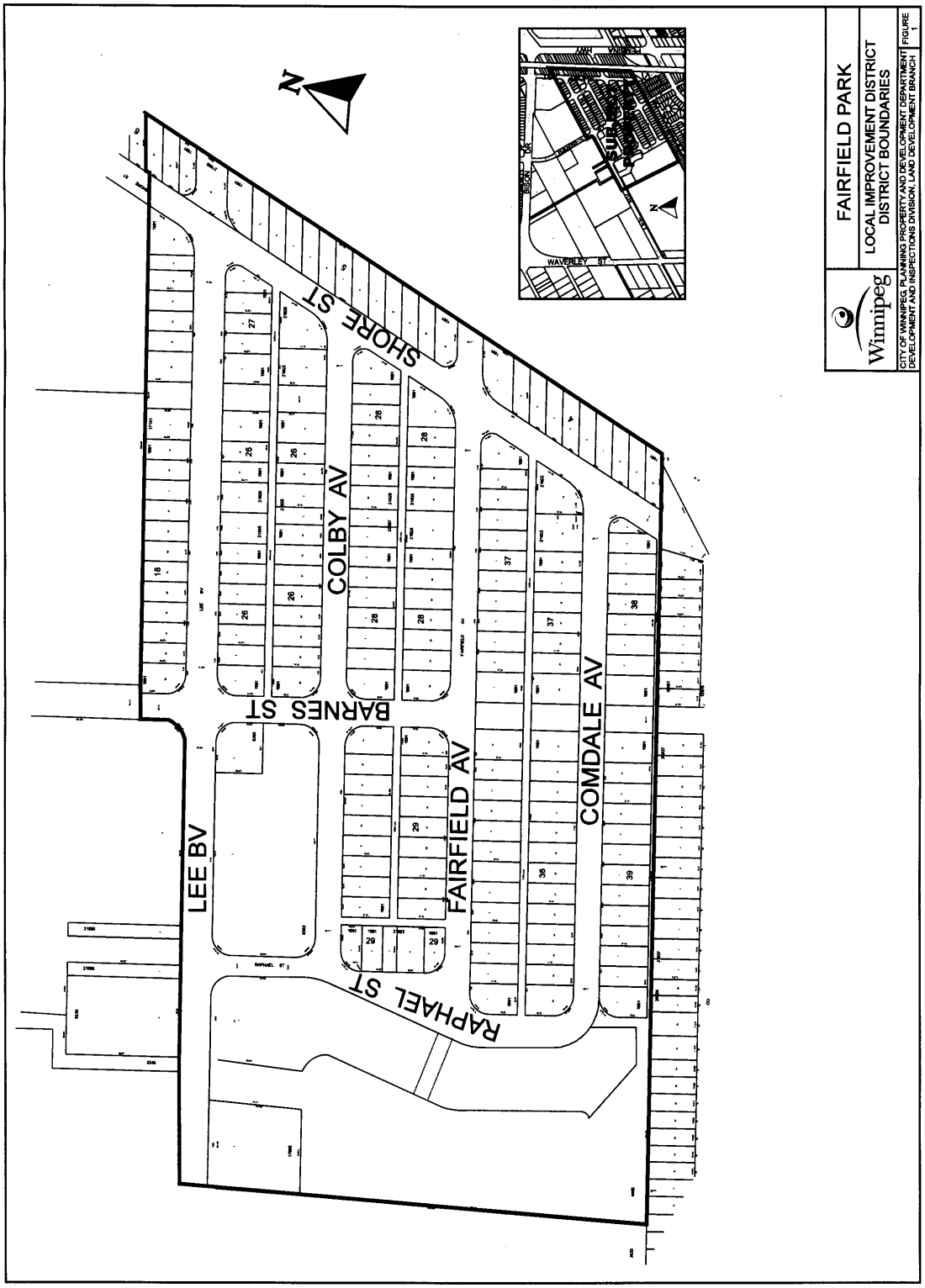
In summary, the proposal is for the installation of a full range of services. This includes a land drainage retention pond with connecting trunk sewers and inlet and outlet structures, land drainage sewers, catchbasins and swale systems, wastewater sewers, watermains, concrete street pavement, ornamental street lighting, sidewalks and walkways, sodding and tree planting of flankage boulevards and underground hydro and telephone distribution systems including the removal of the existing overhead service. Besides the cost of the actual installation of all the services, the LID project also includes the costs for all engineering studies, reports, designs and construction supervision, land acquisition for the pond and miscellaneous easements, survey costs and application costs for the rezoning of the LID. A more detailed description of the project is contained in the APPENDIX attached to this report.

The Owners should be aware that there are costs and items **not** included in the LID. In addition to the local improvement levies that will be imposed on each holding to cover the LID costs, each owner will be responsible to arrange and to pay separately for the following:

- water and sewer lot line connections from the mains to the property line and beyond
- concrete driveway
- sodding of frontage boulevard
- costs to connect existing house sewer and water systems to the new mains
- any costs for the connection of existing house hydro and telephone to the new underground facilities
- application, approval and survey costs to subdivide existing private property holdings if required

Servicing Proposal

At one point during the process of generating this proposal, the Consultant had been requested to investigate two alternative layout proposals known at the time as Proposal “A” and Proposal “B”. Proposal “A” was generally a “status quo” layout that left all streets and properties as they are now with the exception of an alignment adjustment for Raphael to remove the jog at Colby and the disconnection of Raphael from Lee Boulevard. Proposal “B” was categorized as a more contemporary layout. Although it was acknowledged that the fragmented ownership would prevent a total redesign of the street pattern for the district, Proposal “B” adjusted all of the right-of-way widths to current standards, eliminated the rear lanes, changed Colby from a through street to a series of cul-de-sacs and eliminated the road connection to Richmond West. All of these modifications also required that virtually every property would be reconfigured, some minimally but others significantly. A vote was taken on the proposals and there was insufficient participation from the owners to allow Proposal “B” to be implemented.


N
SHORE ST
COLBY AV
BARNES ST
FAIRFIELD AV
COMDALE AV
LEE BV
RAPHAEL ST
WAVERLEY ST
Winnipeg
FAIRFIELD PARK
LOCAL IMPROVEMENT DISTRICT
DISTRICT BOUNDARIES
CITY OF WINNIPEG, PLANNING PROPERTY AND DEVELOPMENT DEPARTMENT
DEVELOPMENT AND INSPECTIONS DIVISION, LAND DEVELOPMENT BRANCH
FIGURE
1

However the discussions at the public meetings dealing with the proposals showed support for certain changes to Proposal "A". The owners indicated a preference to have the Barnes road connection to Richmond West eliminated. Therefore that was added to Proposal "A" which in turn required that the Raphael connection to Lee be reinstated in order to provide the necessary dual access to all portions of the district for emergency vehicles.

Therefore the final street configuration that has been used for this proposal is a bit of a hybrid of "A" and "B". It is shown on FIGURE 1.

Staging

The consultant study that was carried out for the Fairfield Park Local Improvement District provided information on more then just the "servicing" issues. The Consultant also provided advice with respect to marketing issues for the serviced lots that will be the result of the project. They pointed out that staging of the district servicing would bring the lots onto the market gradually rather than all at once which may have a positive impact on their value. For this reason the Executive of the Fairfield Park Owners group requested that this proposal include staged servicing, with further discussions zeroing in on "four" as being the optimal number of stages to consider.

With that in mind, the administration reviewed the servicing requirements to determine if there was a "natural staging" sequence that would be dictated by the location of the existing services and the works that have to be installed. This turned out to be the case.

It was determined that generally the servicing must take place in a "counter-clockwise" progression starting in the northwest corner of the District. The retention pond must be in the first stage in order to establish the regional land drainage. There are existing land drainage sewers in Fairfield and wastewater sewer in Barnes with water available at Barnes and Lee. By analyzing all of these considerations and attempting to service approximately ¼ of the total area lots with each stage of servicing, the four stages were determined as shown on FIGURE 2.

Project Costs and Levies

The total cost to complete the project has been estimated to be $9.3 million, of which $6.96 million would be assessed against the properties within the Fairfield Park local improvement district. This estimate is based on the works being done in four stages with the first stage initiated in 2004. The projected cost is adjusted to account for inflation over the construction period. The costs have been broken down as to District and City responsibility and by stage in TABLE 1.

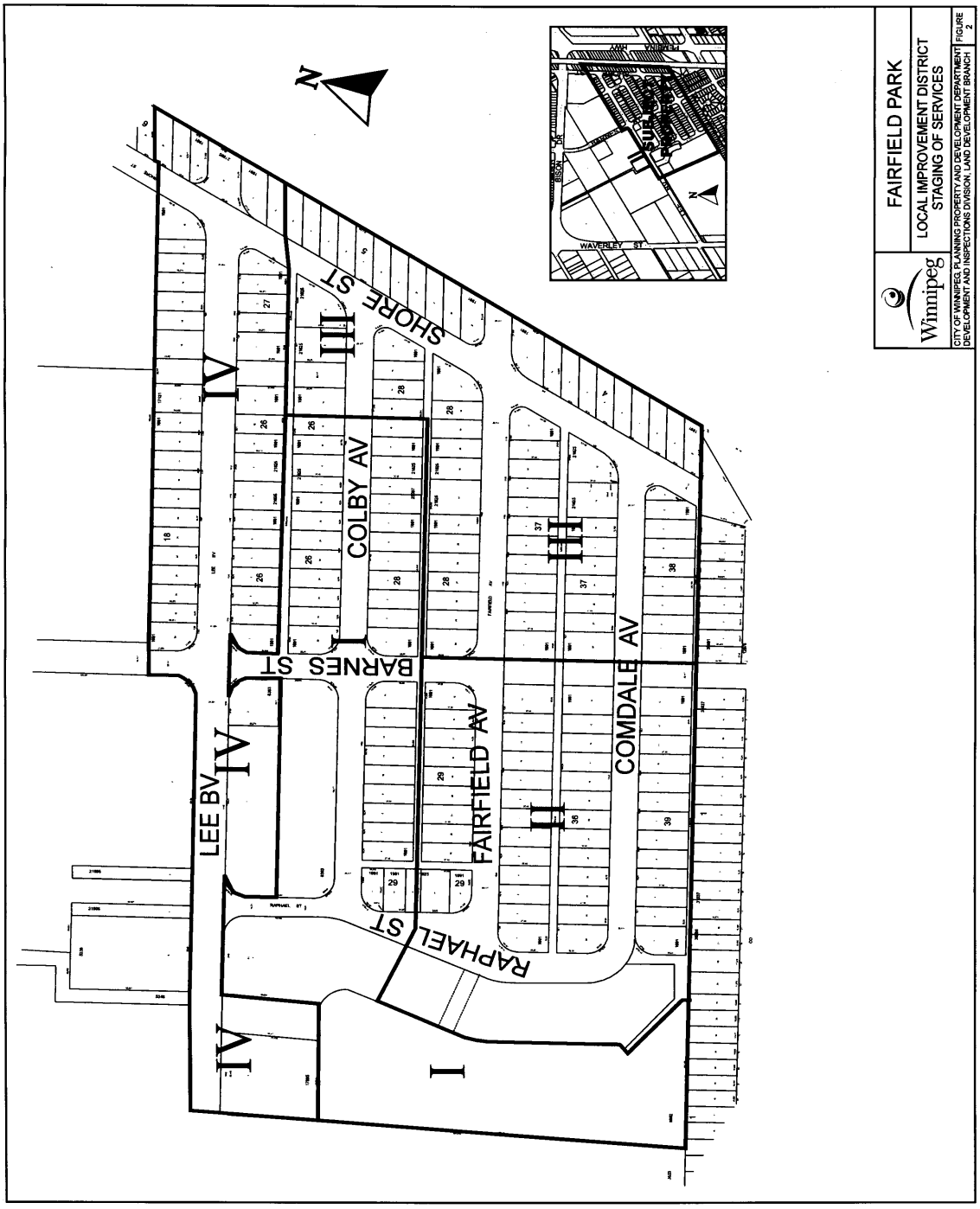

FAIRFIELD PARK
LOCAL IMPROVEMENT DISTRICT
STAGING OF SERVICES
Winnipeg
CITY OF WINNIPEG, PLANNING PROPERTY AND DEVELOPMENT DEPARTMENT
DEVELOPMENT AND INSPECTIONS DIVISION, LAND DEVELOPMENT BRANCH
FIGURE 2
N
SHORE ST
COLBY AV
BARNES ST
FAIRFIELD AV
COMDALE AV
LEE BV
RAPHAEL ST
WAVERLEY ST
I
II
III
IV
IV
IV

TABLE 1

PROJECT COSTS			
Stage	Total Cost	City Cost	District Cost
Pond	$2,540,000	$1,690,000	$850,000
I	$1,930,000	$190,000	$1,740,000
II	$1,320,000	-	$1,320,000
III	$1,770,000	-	$1,770,000
IV	$1,740,000	$460,000	$1,280,000
Totals	$9,300,000	$2,340,000	$6,960,000

The amounts identified as “City Cost” represent the portion of the project costs that won’t be assessed against the District but that the City will endeavour to collect from benefiting properties outside of the District through future development approvals.

The amounts identified in TABLE 1 as “District Cost” would be levied against the properties within the District. The estimated levies for the pond and each of the stages are outlined in TABLE 2. As the notes indicate the total levy rates are based on the estimated assessable area and frontage feet within the district and the annual levies are based on a twenty-five year amortization period.

TABLE 2

DISTRICT LEVY RATES			
Stage	District Cost	Total Levy Rate*	Annual Levy Rate**
Pond	$850,000	$0.50/sq. ft.	$0.05/sq. ft.
I	$1,740,000	$124.93/fr.ft.	$11.86/fr. ft.
II	$1,320,000	$94.78/fr. ft.	$8.99/fr. ft.
III	$1,770,000	$127.09/ft. ft.	$12.06/fr. ft.
IV	$1,280,000	$91.91/ft. ft.	$8.72/fr. ft.

* Based on total assessable area of 1,699,587.9 sq. ft. and total assessable frontage of 13,927.4 fr. ft.

** Based on equal distribution over 25 years

This local improvement district proposal calls for the services to be installed over four years and to have separate levies for the cost of the pond and the cost for each of the four stages. All properties within the district will be assessed all five levies, although properties in the latter stages will have their levies for earlier stages deferred until after the services are installed in their own stage. The timing of the construction and the subsequent levies is laid out in TABLE 3.

TABLE 3

SCHEDULE FOR ASSESSMENT OF LEVIES					
		Initiation of Levies for Properties In			
Year	Construction	Stage I	Stage II	Stage III	Stage IV
1	Pond & Stage I Services	-	-	-	-
2	Stage II Services	Pond & Stage I	-	-	-
3	Stage III Services	Plus Stage II	Pond & Stage 1 & II	-	-
4	Stage IV Services	Plus Stage III	Plus Stage III	Pond & Stage I, Stage II & Stage III	-
5	-	Plus Stage IV	Plus Stage IV	Plus Stage IV	Pond, Stage 1, Stage II, Stage III & Stage IV

Funding Requirements

The total estimated project cost is $9,300,000. TABLE 4 provides a breakdown identifying what portion of the costs have been previously funded, prepaid by earlier development (prepaid TSR),to be funded from another source (watermain renewal) or required to be new funding.

TABLE 4

BUDGET REQUIREMENTS								
Stage	Total Cost	Included in Previous Budget	Watermain Renewal Budget	Prepaid TSR (Superstore)	Required Budget Funds			
					Year 1	Year 2	Year 3	Year 4
Pond	$2,540,000	$190,000		$170,000	$2,180,000			
I	$1,930,000		$40,000		$1,890,000			
II	$1,320,000					$1,320,000		
III	$1,770,000						$1,770,000	
IV	$1,740,000		$190,000					$1,550,000
Totals	$9,300,000	$190,000	$230,000	$170,000	$4,070,000	$1,320,000	$1,770,000	$1,550,000

Note: The funding requirements in TABLE 4 for the four years of construction have been adjusted for inflation assuming the construction begins in 2004 (Year 1). If the works are not initiated until a later year the funding requirements would have to be adjusted for additional inflation.

APPENDIX

FAIRFIELD PARK LOCAL IMPROVEMENTS DISTRICT PROPOSAL
SUMMARY OF SERVICES AND COSTS

The services that are to be installed as part of the Fairfield Park Local Improvement District and what costs are to be charged to the District are as follows:

1. **Watermain**

- all watermains required to service the District shall be installed and charged to the District except for 50% of the costs for the watermain in Lee from Barnes to west limit of the District which would be ultimately charged to the north side of Lee which is outside of the District.

2. **Wastewater Sewer**

- all remaining wastewater sewers required to service the District shall be installed and charged to District except for 50% of the costs for the wastewater sewer in Lee from Barnes to west limit of the District which would be ultimately charged to the north side of Lee which is outside the District.

- no costs for oversizing previously installed sewer in Richmond West are to be charged to the District.

- no costs for the previously installed wastewater sewer servicing the Superstore site are to be charged to the District.

3. **Land Drainage Pond**

- purchase of land and construction of full pond and outlet to the trunk sewer through Richmond West shall be done as part of the District servicing. However only the proportionate share on an area basis is to be charged to the District, and that has been calculated to be 28%.

4. **Land Drainage Sewer**

- all remaining land drainage sewers required to service the District shall be installed and charged to the District except for 50% of the costs for the land drainage sewer in Lee from Barnes to west limit of the District which would be ultimately charged to the north side of Lee which is outside of the District.

- no costs for the previously installed land drainage sewers servicing the Superstore site are to be charged to the District.

5. **Roadways**

- all streets within the District are to have 7.5m wide x 150mm thick concrete paved roads, except Lee west of Barnes which is to be a 10.0m wide x 200mm thick concrete road with only 50% of the costs charged to the District which would be ultimately charged to the north side of Lee which is outside of the District.

- no frontage road on Lee Boulevard.

- Barnes between Fairfield and Colebrook shall have no roadway.

6. **Hydro, MTS and Street Lights**

- these utilities are to be installed underground with the full capital cost and cost to remove the existing overhead service chargeable to the District.

- any rebates from Hydro and MTS for timely connections will be collected by the City and passed on to the current owners of each lot.

7. **Boulevards**

- flankage boulevard sodding and trees are to be installed and charged to the District.

- fronting boulevard sodding is to be left to the owners to do following house construction.

- no fronting boulevard tree planting included in District servicing. Owners to do their own fronting boulevard tree planting.

8. **Sidewalks**

- south side of Lee Boulevard west of Barnes.

- walkway in Barnes right-of-way between Fairfield and Colebrook.

9. **Lot Line Connections**

- deferred until house construction for each owner to do his own.

- install "tees" in main line sewer on basis of 50 foot or 40 foot lots depending on outcome of rezoning.

10. **Street Lighting**

- ornamental street lighting on all streets in planned area.

11. **Miscellaneous costs to be charged to the District**

- all costs to process the Local Improvement District.
- all costs for processing and approval of rezoning application(s).
- survey costs for road closings and openings.
- all costs for preliminary, design and construction engineering.